


<b>IN RE:</b>	:	
<b>CHARLES R. MARHOEFER</b>	:	<b>BK. No. 14-10575 TPA</b>
<b>Debtor</b>	:	
	:	<b>Chapter No. 7</b>
<b>LSF9 MASTER PARTICIPATION TRUST</b>	:	
<b>Movant</b>	:	<b>Document No. 104</b>
<b>v.</b>	:	
<b>CHARLES R. MARHOEFER</b>	:	<b>Hearing Date: APRIL 17, 2017</b>
<b>LINDA NELSON (Non-filing Co-Debtor)</b>	:	
<b>and</b>	:	<b>Hearing Time: 11:00 am</b>
<b>JOHN C. MELARAGNO, ESQUIRE</b>	:	
<b>(TRUSTEE)</b>	:	<b>Objection Date: MARCH 20, 2017</b>
<b>Respondents</b>	:	

**ORDER MODIFYING SECTION 362 AUTOMATIC STAY**

**AND NOW**, this 24th day of March, 2017, upon Motion of **LSF9 MASTER PARTICIPATION TRUST** (Movant), it is:

**ORDERED AND DECREED:** that Movant shall be permitted to reasonably communicate with the Debtor(s) and Debtor's counsel to the extent necessary to comply with applicable nonbankruptcy law; and it is further;

**ORDERED AND DECREED THAT:** The Automatic Stay of all proceedings, as provided under 11 U.S.C. §362 of the Bankruptcy Code is modified with respect to premises, 13143 WEST LAKE ROAD, EAST SPRINGFIELD, PA 16411, as more fully set forth in the legal description attached to said mortgage, as to allow the Movant, its successors or assignees, to foreclose on its mortgage or take any legal or consensual action for enforcement of its right to possession of, or title to, said premises (such actions include but are not limited to the signing of a deed in lieu of foreclosure or entering into a loan modification agreement) and to allow the purchaser of said premises at Sheriff's Sale (or purchaser's assignee) to take any legal or consensual action for enforcement of its right to possession of, or title to, said premises.



THOMAS P. AGREST jlm  
UNITED STATES BANKRUPTCY JUDGE

## Imaged Certificate of Notice Page 2 of 2

United States Bankruptcy Court  
Western District of PennsylvaniaIn re:  
Charles R. Marhoefer  
DebtorCase No. 14-10575-TPA  
Chapter 7**CERTIFICATE OF NOTICE**

District/off: 0315-1

User: mgut  
Form ID: pdf900Page 1 of 1  
Total Noticed: 1

Date Rcvd: Mar 24, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 26, 2017.

db +Charles R. Marhoefer, 13143 West Lake Road, East Springfield, PA 16411-9309

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.****Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Mar 26, 2017

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 24, 2017 at the address(es) listed below:

Alexandra Teresa Garcia on behalf of Creditor LSF9 Master Participation Trust  
ecfmail@mwc-law.com

Andrew F Gornall on behalf of Creditor FEDERAL HOME LOAN MORTGAGE CORPORATION  
agornall@goldbecklaw.com, bkgroup@goldbecklaw.com; bkgroup@kmlawgroup.com

Andrew F Gornall on behalf of Creditor LSF9 Mortgage Holdings, LLC, FHA/VA/RHS: NATIONSTAR  
MORTGAGE LLC agornall@goldbecklaw.com, bkgroup@goldbecklaw.com; bkgroup@kmlawgroup.com

Daniel P. Foster on behalf of Debtor Charles R. Marhoefer dan@mrdebtbuster.com,  
clarissa@mrdebtbuster.com; fosterlaw@ecf.inforuptcy.com; anne@ecf.inforuptcy.com

James Warmbrodt on behalf of Creditor FEDERAL HOME LOAN MORTGAGE CORPORATION  
bkgroup@kmlawgroup.com

James A. Prostko on behalf of Creditor LSF9 Master Participation Trust pawb@fedphe.com,  
james.prostko@phelanhallinan.com

John C. Melaragno, Trustee johnm@mplegal.com,  
jmelaragno@IQ7technology.com; katie@mplegal.com; kbernsley@hotmail.com; john.mello21@gmail.com

Joseph A. Dessoye on behalf of Creditor Nationstar Mortgage LLC pawb@fedphe.com

Joseph P. Schalk on behalf of Creditor Nationstar Mortgage LLC pawb@fedphe.com,  
joseph.schalk@phelanhallinan.com

Office of the United States Trustee ustpreion03.pi.ecf@usdoj.gov

TOTAL: 10